

February 5, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

03AN0197

Nancy Brown Person

Dale Magisterial District
11701 N. Enon Church Road

REQUEST: A sixty (60) foot Variance to the 100 foot front yard setback requirement for a dwelling.

RECOMMENDATION

Recommend approval of this Variance for the following reasons:

- A. Variance will not impair the character of this residential area.
- B. Variance will not reduce or impair the value of the buildings or property in the surrounding area.

CONDITION

This Variance shall be for the proposed dwelling as depicted on the plat attached to staff's report.

GENERAL INFORMATION

Location:

Property is known as 11701 N. Enon Church Road. Tax ID 825-660-0940 (Sheet 27).

Existing Zoning:

A

Providing a FIRST CHOICE Community Through Excellence in Public Service.

Size:

1 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - A; Vacant
South - A; Vacant
East - A; Vacant
West - I-2; Vacant

Utilities:

Private well and septic system

Transportation:

The Thoroughfare Plan identifies this section of North Enon Church Road as a collector with a recommended right of way width of seventy (70) feet. Setbacks along North Enon Church Road should be measured from a location thirty-five (35) feet from the centerline of that road.

General Plan:

(Consolidated Eastern Area Plan)

Residential
(1.5 units per acre or less)

DISCUSSION

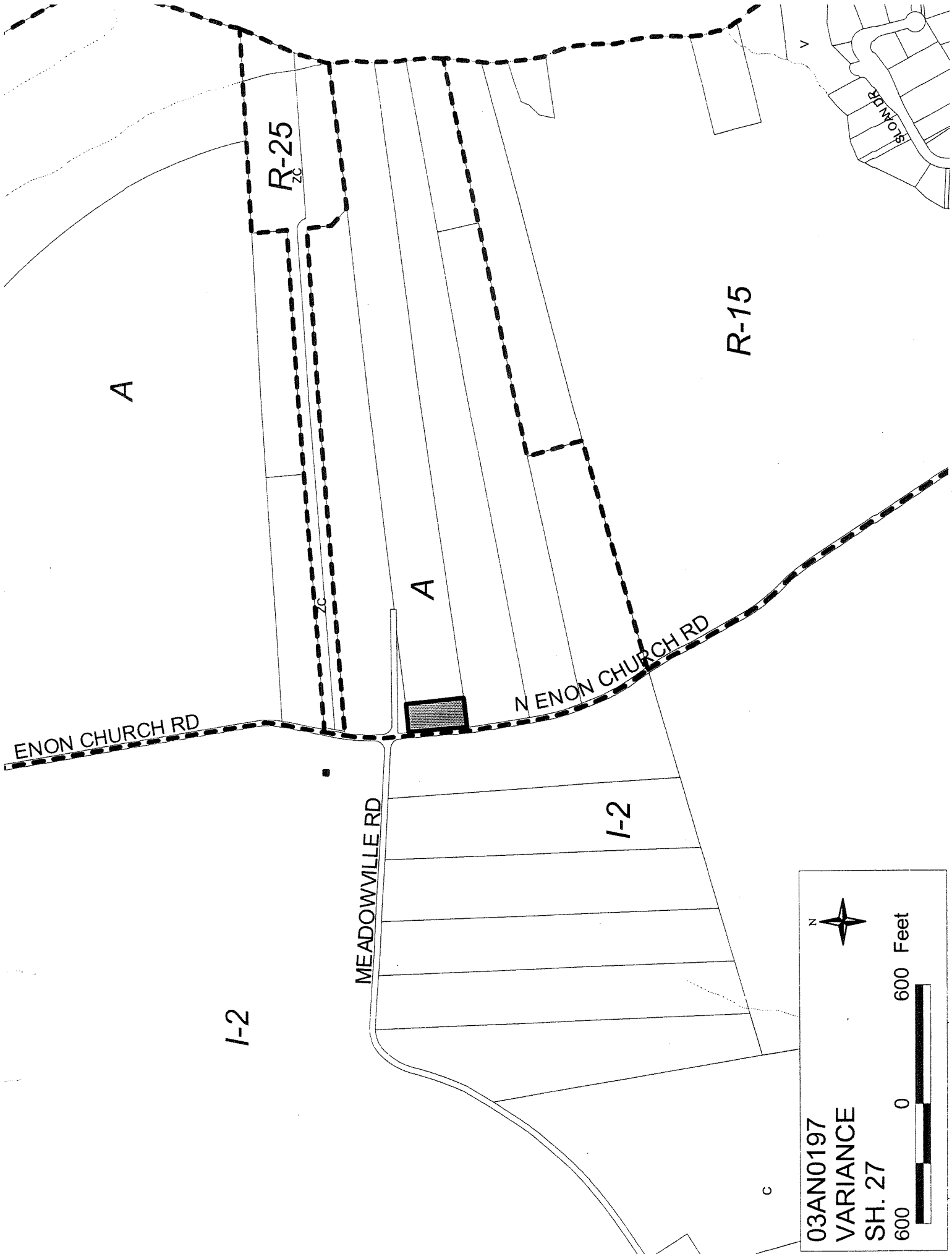
The applicant is proposing to demolish an existing dwelling on the subject property and construct a new one. The applicant has indicated the proposed dwelling will be located forty (40) feet from the front property line. The Zoning Ordinance requires a 100 foot setback; therefore the applicant requests a sixty (60) foot Variance (see attached plat).

The applicant provides the following justification in support of this request:

I would like to build a home. This property belongs to my parents and the present house was built in the 30's and would require a lot of renovation.

Staff visited the subject property and observed an existing older dwelling. The applicant has indicated she is proposing to demolish the existing dwelling and construct a dwelling no closer than the existing dwelling.

Staff has reviewed the attached site plan and application. Staff believes that this request will not reduce or impair the value of the dwellings or property in the area. Staff also encourages aesthetic improvements of residential dwellings. Staff believes the site will be enhanced by the construction of a new dwelling. Therefore, staff recommends approval of this request.



03AN0197
VARIANCE
SH. 27

600 0 600 Feet

N

